

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 6, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-24681 - APPLICANT: JAMES H. CHAPMAN - OWNER: PENTACOSTAL TEMPLE CHURCH OF GOD IN CHRIST**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Approval of and conformance to the conditions of approval for a Petition of Vacation (VAC-24711).
2. Conformance to the conditions for Rezoning (Z-0047-02) and Site Development Plan Review [Z-0047-02(1)], if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped 11/21/07, landscape plan stamped 11/02/07 and building elevations date stamped 11/15/07, except as amended by conditions herein.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Coordinate with the Department of Building and Safety to determine if existing property lines have any impact to development of this site.
14. A Petition of Vacation, such as VAC-24711, shall record prior to the issuance of any permits unless otherwise allowed by the City Engineer.
15. Dedicate a 15-foot radius corner on the southeast corner of Madison Avenue and F Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing driveway geometrics are acceptable.
17. Landscape and maintain all unimproved right-of-way adjacent to this site, unless a Petition of Vacation, such as VAC-24711, eliminates unnecessary right-of-way. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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18. Submit an Encroachment Agreement for all landscaping and private improvements located within the public right-of-way adjacent to this site prior to occupancy of this site unless a Petition of Vacation, such as VAC-24711, eliminates unnecessary right-of-way.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an application request for a Site Development Plan Review for a two-story, 5,524 square-foot addition to an existing 13,421 square-foot church on 0.65 acres at 1117 F Street.

The proposed elevations, setbacks, and building height and massing, as designed, appear compatible with existing and planned development in the surrounding area. Therefore, staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/02/94	The City Council approved the West Las Vegas Plan. On this plan, the subject properties were designated for M (Medium Density Residential) with a maximum density of 20 dwelling units per acre.
08/18/99	The City Council approved GPA-0023-99, which amended the density range for the Medium Density Residential land use category to allow a maximum of 25 dwelling units per acre.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
04/17/02	The City Council approved an update of the Southeast Sector Map (GPA-0045-02) of the city of Las Vegas General Plan. On this map, the subject properties were designated for M (Medium Density Residential) land uses, with a maximum density of 25 dwelling units per acre.
07/25/02	The City Council approved a General Plan Amendment (GPA-0022-02) to amend a portion of the West Las Vegas Plan from M (Medium Density Residential) to PF (Public Facility) and a Rezoning (Z-0047-02) from R-4 (High Density Residential) under Resolution of Intent to C-V (Civic), and R-3 (Medium Density Residential) to C-V (Civic) and Site Development Plan Review [Z-0047-02 (1)] for a reduction in the on-site landscaping for an off-site parking lot on 0.33 acres at 612 and 616 Madison Avenue. Planning Commission and staff recommended approval.
12/05/07	The City Council will consider a Petition to Vacate a 20-foot wide public alley between F Street and G Street, approximately 140 feet south of Madison Avenue; and a 10-foot wide portion of F Street, G Street, Jefferson Avenue and Madison Avenue (VAC-24711). The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses that pertain to this site.	

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<i>Pre-Application Meeting</i>	
08/02/07	A pre-application was held with the applicant. The applicant proposed to expand the existing church at 1117 F. Street. The applicant was informed that this request would require a Site Development Plan Review. Submittal requirements were then discussed in detail.
<i>Field Check</i>	
11/01/07	A field check was made on site. An existing church is located on site with parking lots to the north on Madison Avenue and east on F Street.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.65

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	PF (Public Facilities)	C-V (Civic)
North	Parking Lot	PF (Public Facilities)	C-V (Civic)
South	Parking Lot, Day Care	PF (Public Facilities)	C-V (Civic)
East	Parking Lot	PF (Public Facilities)	C-V (Civic)
West	Single Family Residential	PF (Public Facilities)	R-3 (Medium Density Residential) under Resolution of Intent to C-V (Civic).

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
A-O Airport Overlay District (175 Feet)	X		Y
Trails		N	N/A
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

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DEVELOPMENT STANDARDS

Pursuant to Title 19.06.020; the following Design Standards are established upon approval of the accompanying Site Plan Development Review (SDR-24681):

Standard	Provided
Min. Lot Size	2.94 Acres
Min. Lot Width	315 Feet
Min. Setbacks* <ul style="list-style-type: none"> • Front (F Street) • Side • Corner • Rear 	11 Feet 14 Feet 0 Feet 62 Feet
Max. Lot Coverage	66%
Max. Building Height	2 Stories, 25.75 Feet
Trash Enclosure	Screened & Covered
Mech. Equipment	Screened & Covered

*The provided setbacks are measured from the existing rights-of-way. A Vacation petition (VAC-24711) has been submitted to vacate the 20-foot wide public alley bisecting the subject property and the 10 feet of public right-of-way surrounding the block containing the subject property. If approved, the front and corner side setbacks would increase by 10 feet and the side setback would not be applicable.

Pursuant to Title 19.06.020, the following Title 19.12 Landscape and Buffer Standards are used for analysis only:

Landscaping and Open Space Standards			
Standards	Recommended		Provided
	Ratio	Trees	
Parking Area	1 Tree/ 6 Spaces	1 Trees	Zero Trees
Buffer:			
Min. Trees	1 Tree/ 30 Linear Feet	12 Trees	3 Trees
TOTAL		13 Trees	3 Trees
Min. Zone Width	15 Feet		Zero Feet

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Pursuant to Title 19.06.020, the following Title 19.10 Parking, Loading, and Traffic Standards are used for analysis only:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Recommended			Provided	
		Parking Ratio	Parking		Parking	
			Regular	Handi-capped	Regular	ADA Accessible
Church/House of Worship (Gathering Area)	3,878 SF	1 space per 100 SF of gathering area (non-fixed seating)	37	2		
Subtotal			37	2	95	8
TOTAL			39		103*	

*Of the 103 parking spaces provided, 15 are existing on site and the remainder is located on satellite lots north of Madison Avenue and east of F Street.

ANALYSIS

The applicant is requesting to add 5,524 square feet to an existing 13,421 square-foot church on 0.65 acres at 1117 F Street. The church expansion is toward the south portion of the property toward the alley way. The applicant intends to maintain the existing landscaping on site and has not provided any additional landscaping or parking on the site.

- **Zoning**

The C-V District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities.

In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.

- **Title 19.06 Special Purpose and Overlay Districts**

The minimum development standards for property in the C-V District shall be established by the City Council in connection with the associated application for Rezoning (ZON-20813) or administratively in connection with the approval of a site development plan.

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The proposed elevations, setbacks, and building height and massing, as designed, appear compatible with existing and planned development in the surrounding area.

- **Floor Plan**

The Floor Plan shows a proposed two story, 5,224 square-foot addition with a large 3,360 square foot multi-purpose room, kitchen and storage rooms on the first floor and a pastor's study, a classroom and bathrooms on the second floor.

FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The use and building design appear to be a suitable proposal for this location as compatible uses are adjacent to this development.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed expansion of the existing church use is consistent with the PF (Public Facilities) General Plan category and C-V (Civic) Zoning District. It is important to note that the design standards are established with the approval of a request this Site Development Plan Review.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to this site is provided by a driveway off Madison Avenue, a 70 foot wide local street. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed church will implement building materials that are appropriate for the area and are consistent with the existing church.

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- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The church facility elevations are appropriate for this type of structure and are compatible with the predominantly civic and residential character of the area.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The development will be subject to the International Building Code and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 274

APPROVALS 0

PROTESTS 0